

For Sale by Online Auction
A three bedroom, red brick end of terrace local authority house of solid wall construction, built circa 1920s, just a short walk from the amenities of the well served town of Leiston.

Offers in Excess Of
£140,000 Freehold
Ref: P7765/B

10 St Margarets Crescent
Leiston
Suffolk
IP16 4HR



Entrance hall, sitting room, dining room, kitchen/breakfast room and a cloak room.

Three first floor bedrooms and a family bathroom.

Gardens to front and rear.

On-street parking.

No onward chain.

For Sale By Timed Online Auction - 21st January 2026

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **21st January 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion on **19th February 2026**. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest and Buyer Qualification Forms. Please contact the agent for further details.

Location

10 St Margarets Crescent is a short walk from the centre of the amenities of the town. Leiston benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

Description

10 St Margarets Crescent is a red-brick, three-bedroom end-of-terrace former local authority house, offering a superb opportunity for full renovation and refurbishment. The property provides well-arranged accommodation over two floors. The entrance hall gives access to the dining room, which features a window to the front, and to the sitting room with rear-facing windows. The kitchen/breakfast room enjoys natural light from windows to the rear and side and is fitted with a matching range of wall and base units, a stainless-steel single drainer sink with tiled splashbacks, and roll-top work surfaces. There is space for an electric cooker and further appliances, along with a ceramic tiled floor and extractor fan. A walk-in understairs cupboard provides useful storage, and a partly glazed door opens to the rear garden. A cloakroom completes the ground floor, fitted with a low-level WC, wall-hung basin, and ceramic tiled flooring.

Stairs rise to the first-floor landing, which features a front-facing window and a built-in storage cupboard housing the wall-mounted gas-fired boiler, also with a window to the front. There is access to the loft, and doors lead to the bedrooms and family bathroom. Bedroom One is a double room with a window to the front. Bedroom Two is another generous double, benefiting from a rear-facing window and an airing cupboard housing the pre-lagged hot water cylinder with slated shelving. Bedroom Three is a well-proportioned single bedroom with a window overlooking the rear. The family bathroom comprises a panelled bath with electric shower over, a low-level WC, a wall-hung basin, and an obscure window to the side.

The property benefits from gas-fired central heating via statically placed radiators and UPVC double glazing throughout.

Outside

The property is approached from the highway via a pathway that leads through the front garden to the front door. The front garden is mainly laid to lawn and enclosed by hedging and fencing. The pathway continues around the property to a covered rear porch, where a built-in cupboard provides useful storage and access to the rear garden. The rear garden is generous in size, predominantly laid to grass with established shrub and hedge borders, and is enclosed by a mix of fencing and hedging. A paved terrace directly behind the property offers additional outdoor seating or storage space.

Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.



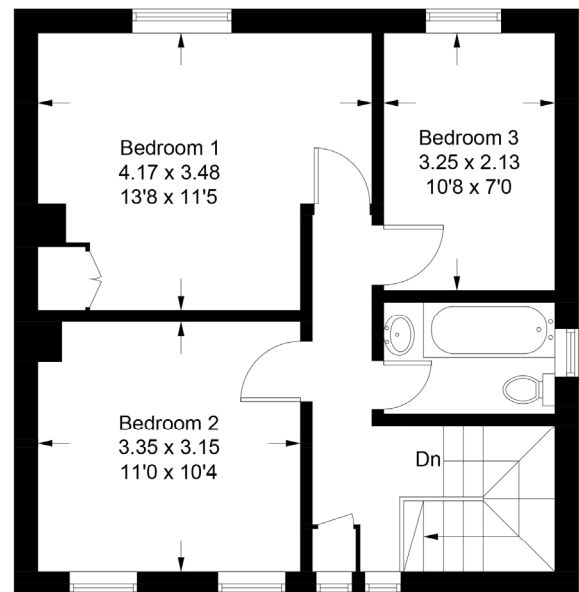
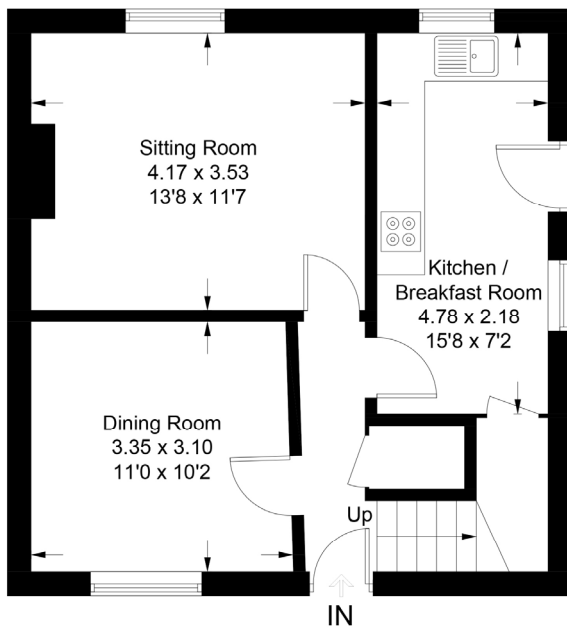






10 St. Margarets Crescent, Leiston

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft



Indicative Ground Maintenance Plan



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Annual Maintenance Charge The property has an annual grounds maintenance fee of £103.11.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

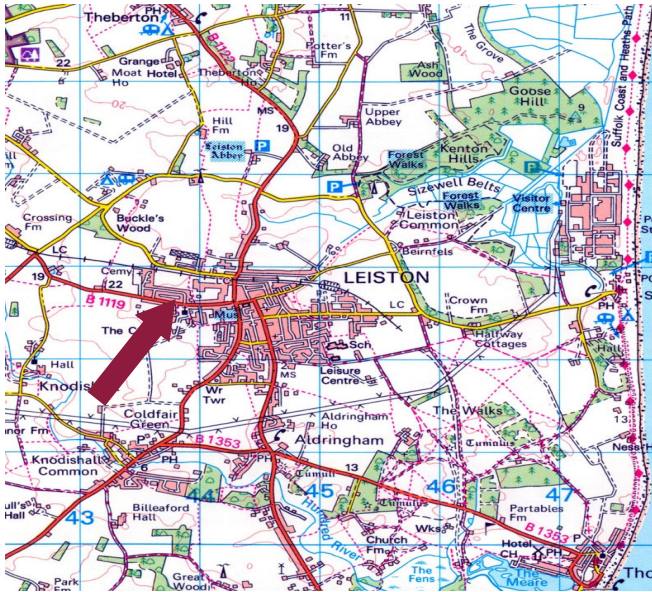
EPC Rating = C (Copy available from the agents upon request).

Council Tax Band B; £1,800.91 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 03330 162000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £1200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
7. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.



Directions

Approaching Leiston from the Saxmundham direction, enter the town via Waterloo Avenue. Take the third turning on your left into St Margaret's Crescent, and the property can be found a short distance along on the right-hand side, identified by a Clarke & Simpson "For Sale" board.

For those using the What3Words app:
///cycles.remaining.olive



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

| | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 1 | Name of individual completing DOI | | |
| 2 | Date of declaration | | |
| 3 | Please answer the following questions by crossing out Yes/No as appropriate | | |
| 3a | Are you a current employee of Flagship Housing Limited? | Yes | No |
| 3b | Are you a current board member of Flagship Housing Limited? | Yes | No |
| 3c | Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business | Yes | No |
| 3d | Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited? | Yes | No |
| 3e | Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above? | Yes | No |
| 3f | Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above? | Yes | No |
| 4 | If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned | | |



| | | |
|---|--------|--|
| 5 | Signed | |
|---|--------|--|

IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

| | | |
|------------------------------------------------------------------------------------|-----|----|
| Is the company a registered provider of social housing? (current or intended) | Yes | No |
| Is your company a non-registered organisation providing social housing? | Yes | No |
| Is your company a charity? (whether registered with the charity commission or not) | Yes | No |
| Please provide the name(s) of any additional Director(s) for your company | | |
| Signed | | |



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other: (Please provide details below)

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash/Cash from sale

Gift

Other: (Please provide details below)

I confirm that I can meet the 28 days deadline for completion as noted on the auction agreement.

Signed: